

036.A

0001

0011.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

185,100 / 185,100

USE VALUE:

185,100 / 185,100

ASSESSED:

185,100 / 185,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ARIZONA TERR, ARLINGTON

OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	3
Owner 2:			
Owner 3:			

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY TRUSTEE -

Owner 2: ADEM REALTY TRUST -

Street 1: 22 MILL ST #305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	185,100			185,100		124591
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17



USER DEFINED

Prior Id # 1:	124591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/20 18:17:17
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	179,900	0	.	.	179,900	179,900	Year End Roll	12/18/2019
2019	102	FV	165,800	0	.	.	165,800	165,800	Year End Roll	1/3/2019
2018	102	FV	157,000	0	.	.	157,000	157,000	Year End Roll	12/20/2017
2017	102	FV	146,300	0	.	.	146,300	146,300	Year End Roll	1/3/2017
2016	102	FV	146,300	0	.	.	146,300	146,300	Year End	1/4/2016
2015	102	FV	138,100	0	.	.	138,100	138,100	Year End Roll	12/11/2014
2014	102	FV	132,900	0	.	.	132,900	132,900	Year End Roll	12/16/2013
2013	102	FV	132,900	0	.	.	132,900	132,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLARUSSO ANTHO	73575-554	1	11/1/2019	Convenience		1	No	No	
RAFFIN JEAN P	25687-231		9/27/1995		35,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 3.																								
Sty Ht: 1	- 1 Story			A Bath:	Rating:																											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																											
Foundation: 1	- Concrete			A 3QBth:	Rating:																											
Frame: 1	- Wood			1/2 Bath:	Rating:																											
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																											
Sec Wall:				OthrFix:	Rating:																											
Roof Struct: 4	- Flat			OTHER FEATURES																												
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																								
Color: BRICK				A Kits:	Rating:																											
View / Desir:				Fpl:	Rating:																											
GENERAL INFORMATION				WSFlue:	Rating:																											
Grade: C	- Average			CONDOS INFORMATION				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear			Other																								
Alt LUC:	Alt %:			Total Units:				Upper																								
Jurisdict:	Fact: .			Floor: 1	- 1st Floor			Lvl 2																								
Const Mod:				% Own: 0.781799972				Lvl 1																								
Lump Sum Adj:				Name: 5	- 6011			Lower																								
INTERIOR INFORMATION				DEPRECIATION				Totals	RMs: 3	BRs: 1	Baths: 1	HB																				
Avg Ht/FL: STD	Phys Cond: AV - Average			30. %	REMODELING				RES BREAKDOWN																							
Prim Int Wall: 2	- Plaster			Functional:				Exterior:	No Unit	RMS	BRs	FL																				
Sec Int Wall:				Economic:				Interior:	1	3	1	0																				
Partition: T	- Typical			Special:				Additions:																								
Prim Floors: 4	- Carpet			Override:				Kitchen:																								
Sec Floors:				Total: 30.6 %	CALC SUMMARY				Baths:																							
Bsmnt Flr:				Basic \$ / SQ: 320.00	COMPARABLE SALES				Plumbing:																							
Subfloor:				Size Adj.: 1.54166663	Rate	Parcel ID	Typ	Date	Sale Price				Electric:																			
Bsmnt Gar:				Const Adj.: 0.98931295									Heating:																			
Electric: 3	- Typical			Adj \$ / SQ: 488.061									General:																			
Insulation: 2	- Typical			Other Features: 32702									SUB AREA				SUB AREA DETAIL															
Int vs Ext: S				Grade Factor: 1.00									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Sub	%	Descrip	%	Qu	# Ten							
Heat Fuel: 3	- Electric			NBHD Inf: 0.85000002									GLA	Gross Liv Ar	576	488.060	281,123	Area	Usbl	Area	Usbl	Descrip	%	Type								
Heat Type: 6	- Elec Base/B			NBHD Mod:									IMAGE				AssessPro Patriot Properties, Inc															
# Heat Sys:				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val																									
% Heated: 100	% AC: 100			Adj Total: 266751	Juris. Factor:		Before Depr:	414.85																								
Solar HW: NO	Central Vac: NO			Depreciation: 81626	Special Features: 0		Val/Su Net:	321.35																								
% Com Wall	% Sprinkled:			Depreciated Total: 185125	Final Total: 185100	Val/Su SzAd	321.35																									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													PARCEL ID 036.A-0001-0011.0											
SPEC FEATURES/YARD ITEMS																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value														
More: N	Total Yard Items:					Total Special Features:								Total:																		